WHAT IS CLAIMED IS:

1   1.   A method of managing the closing of a real property transaction using a

2   networked computer system, wherein the computer system includes one or more client

3   computers, a server computer, and a network which interfaces the one or more client

4   computers and the server computer, the method comprising:

5   accessing through a first authorized party, one or more computer program

6   products on the server computer from one of the one or more client

7   computers, to manage the closing of a real property transaction;

8   entering, through the first authorized party only, a first group of data into a

9   settlement statement used in a real property transaction;

10   accessing through a second authorized party, the one or more computer program

11   products on the server computer from one of the one or more client

12   computers;

13   entering, through the second authorized party only, a second group of data into

14   the settlement statement;

15   authorizing by the first party the second group of data entered by the second

16   party;

17   wherein the real property transaction will be presented for funding and the

18   settlement statement will be presented for signature only if the first party

19   authorizes the second group of data entered into the settlement statement

20   by the second party.

1   2.   The method of claim 1, wherein the first group of data may be entered

2   manually or through importing.

1   3.   The method of claim 1, further comprising the step of notifying the first

2   party and the second party of progress in the real property transaction and any changes in

3   the settlement statement.

1   4.   The method of claim 1, further comprising the step of auditing data

2   entered by the first party or the second party.

1   5.   The method of claim 1, wherein if the real property transaction is to be

2   funded, further comprising the step of comparing an amount of funds requested on the

3   settlement statement with any amounts of funds to be received or disbursed, and noting

4   any discrepancies in the amounts.

1   6.   The method of claim 1, further comprising the steps of:

2   accessing through a third authorized party, the one or more computer program

3   products on the server computer from one of the one or more client

4   computers;

5   receiving confirmation, through the third party, that the first party authorizes the

6   data entered into the settlement statement or authorizes funding of the real

7   property transaction; and

8   funding, through the third party, the real property transaction if the third party

9   receives said confirmation.

1   7.   The method of claim 6, wherein if said confirmation is received, the

2   funding is transmitted electronically using a send computer program product on one of

3   the one or more client computers, accessed by the third party, and a receive computer

4   program product on a second of the one or more client computers, accessed by the second

5   party.

1   8.   The method of claim 6, further comprising the steps of:

2   placing, through the third party, conditions on the funding that the second party

3   must satisfy; and

4   rejecting, through the third party, the funding if the conditions are not satisfied.

1   9.   The method of claim 6, further comprising the step of:

2   auditing, prior to funding, the settlement statement.

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1   10.   The method of claim 6 further comprising the step of:

2   auditing, after funding, the settlement statement versus the amount funded.

1   11.   The method of claim 1, wherein the first party and the second party can

2 respectively dynamically grow the first and second groups of data while the data is

3 entered into the settlement statement.

1   12.   The method of claim 7, wherein the third party and the second party are

2 automatically notified of a change in status of the funding.

1   13.   A method of managing the closing of a real property transaction using a

2   networked computer system, wherein the computer system includes one or more client

3   computers, a server computer, and a network which interfaces the one or more client

4   computers and the server computer, the method comprising:

5   accessing through a first authorized party, one or more computer program

6   products on the server computer from one of the one or more client

7   computers, to manage the closing of a real property transaction;

8   entering, through the first authorized party only, a first group of data into a

9   settlement statement used in a real property transaction, wherein the first

10   party can dynamically grow the first group of data while the data is

11   entered into the settlement statement;

12   accessing through a second authorized party, the one or more computer program

13   products on the server computer from one of the one or more client

14   computers;

15   entering, through the second authorized party only, a second group of data into

16   the settlement statement, wherein the second party can dynamically grow

17   the second group of data while the data is entered into the settlement

18   statement;

19   authorizing by the first party the second group of data entered by the second

20   party;

21   accessing through a third authorized party, the one or more computer program

22   products on the server computer from one of the one or more client

23   computers;

24   receiving confirmation, through the third party, that the first party authorizes said

25   data entered into the settlement statement or authorizes funding of the real

26   property transaction; and

27   electronically funding, through the third party, the real property transaction if the

28   third party receives said confirmation.

1   14.   The method of claim 13, further comprising the step of auditing data

2   entered by the first party or the second party.

1   15.   The method of claim 13, wherein if said confirmation is received, the

2   funding is transmitted electronically using a send computer program product on one of

3   the one or more client computers, accessed by the third party, and a receive computer

4   program product on a second of the one or more client computers, accessed by the second

5   party.

1   16.   The method of claim 13, further comprising the steps of:

2   placing, through the third party, conditions on the funding that the second party

3   must satisfy; and

4   rejecting, through the third party, the funding if the conditions are not satisfied.

1   17.   The method of claim 13, further comprising the step of:

2   auditing, prior to funding, the settlement statement.

1   18.   The method of claim 13 further comprising the step of:

2   auditing, after funding, the settlement statement versus the amount funded.

1   19.   A system for managing the closing of a real property transaction using a

2   networked computer system, comprising:

3   a server computer including one or more computer program products for

4   managing the closing of a real property transaction;

5   a first client computer, which interfaces with the server computer through a

6   network, for accessing the one or more program products on the server

7   computer to enable a first authorized party only to enter a first group of

8   data into a settlement statement used in a real property transaction;

9   a second client computer, which interfaces with the server computer through a

10   network, for accessing the one or more computer program products on the

11   server computer to enable a second authorized party only to enter a second

12   group of data into the settlement statement;

13   the one or more computer program products including means for the first party to

14   authorize the second group of data entered by the second party; and

15   wherein the real property transaction will be presented for funding and the

16   settlement statement will be presented for signature only if the first party

17   authorizes the second group of data entered into the settlement statement

18   by the second party.

1   20.   The system of claim 19, wherein the first party may enter the first group of

2   data manually or through importing.

1   21.   The system of claim 19, further comprising:

2   a third client computer, which interfaces with the server computer through a

3   network, for accessing the one or more computer program products on the

4   server computer to enable a third authorized party only to receive

5   confirmation that the first party authorizes the data entered into the

6   settlement statement or authorizes funding of the real property transaction;

7   and

8   means for electronically funding, through the third client computer, the real

9   property transaction if the third party receives said confirmation.

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1   22.   The method of claim 21, further comprising:

2   a send computer program product on the third client computer;

3   a receive computer program product on the second client computer; and

4   wherein if said confirmation is received, the funding can be transmitted

5   electronically using the send computer program product on the third client

6   computer and a receive computer program product on the second client

7   computer.

1   23.   The system of claim 19, wherein the first party and the second party can

2 respectively dynamically grow the first and second groups of data while the data is

3 entered into the settlement statement.

1   24.   One or more program storage media readable by a machine and containing

2 instructions for performing the method contained in claim 1.

1   25.   One or more program storage media readable by a machine and containing

2 instructions for performing the method contained in claim 13.